

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 2/27/02 Item 3.g.

File Number
PDC 00-03-019

Application Type
Planned Development Rezoning

Council District
7

Planning Area
South San Jose

Assessor's Parcel Number(s)
477-15-002 & 003

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Bill Scott

Location: Southeast corner of Lucretia Avenue and Owsley Avenue.

Gross Acreage: 1.1

Net Acreage: 1.0

Net Density: 15 DU/AC

Existing Zoning: R-1-8 Residence

Existing Use: Single-family detached residential, auto repair

Proposed Zoning: A(PD) Planned
Development

Proposed Use: up to 15 single-family attached residential units

GENERAL PLAN

Completed by: BS

Land Use/Transportation Diagram Designation
Medium Density Residential (12-25 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: BS

North: Single-family attached residential and two-family residential

R-M Residence

East: Single-family attached residential

A(PD) Planned Development

South: Multi-family attached residential

RM (CL) Residential/Commercial Limited

West: Single-family detached residential and commercial

R-1-8 Residence and IP Industrial Park

ENVIRONMENTAL STATUS

Completed by: BS

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☒ Negative Declaration adopted on February 5, 2002

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: BS

Annexation Title: McKinley No. 91

Date: February 1, 1986

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: _____

Approved by: _____
☐ Action
☐ Recommendation

APPLICANT/DEVELOPER/OWNER

Duke V. Do 1811 Morrill Avenue
San Jose, CA
95132

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: BS

Department of Public Works

See attached memorandum.

Other Departments and Agencies

See attached memorandum from the Fire Department.

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting a Planned Development Rezoning from R-1-8 Residence District to A(PD) Planned Development District to allow up to 15 single-family attached residential units on 1.1 gross acres located at the southeasterly corner of Lucretia Avenue and Owsley Avenue. The rectangularly shaped site is comprised of two parcels and has approximately 350 linear feet of frontage on Owsley Avenue and 140 linear feet of frontage on Lucretia Avenue. The site currently is developed with three buildings, two single-family detached residences built circa 1920 and 1930 and a small metal building formerly used as an automobile repair facility. All of the existing structures are proposed for demolition to accommodate the project.

The subject site is surrounded by single-family attached and two-family attached residential uses on the north; single-family attached residential uses to the east, multi-family uses to the south and single-family detached residential uses and commercial uses to the west, across Lucretia Avenue.

Project Description

The proposed project consists of 15 single-family attached rowhouse units on individual lots fronting Owsley Avenue. The development consists of three-story buildings with detached two-car garages located behind the units and guest parking on Owsley and Lucretia Avenues. Two general floor plans are proposed, Building Type "A" and Building Type "B", with three variations of the floor plan for Building "A". The proposed units have building footprints ranging from approximately 750 to 810 feet square feet and include three bedrooms, with an average net living area of 2,206 square feet per unit. Each of the units has a fenced private back yard and a smaller landscaped front yard. The garages are located at the rear of each lot and take access through a twenty-foot wide common driveway that extends from Lucretia Avenue to Owsley Avenue along the south east sides of the site. All perimeter setbacks are proposed to be landscaped.

ENVIROMENTAL REVIEW

An Initial Study was prepared for this project and a Mitigated Negative Declaration was adopted by the Director of Planning on December 10, 2001 indicating that the project would not result in a significant environmental impact.

An Historic Evaluation prepared by Archaeological Resources Management, analyzed the historic value of the structures proposed for removal. The Report identifies the house at 910 Owsley as a one story, National-style structure in fair to good condition, constructed circa 1920. The analysis concludes that the house exhibits few characteristics of historical and architectural significance and assigns the structure 29.0 points, according to the City's Historic Evaluation criteria. A rating of less than 32 points indicates a non-significant structure. The Historic Report identifies the house at 1200 Lucretia Avenue as a one-story, massed-plan structure in fair condition that was constructed circa the 1920's –30's. The Historic Report concludes that this structure is also non-significant, achieving an evaluation criteria of 28.4 points. The corrugated metal industrial building was built in the mid-1960's, is in poor condition, and has no historical or architectural significance.

A Soils/Groundwater Contamination Study completed for the project site indicates no significant levels of hazardous materials are present in the soil or groundwater. A tree survey identifies four ordinance-size trees on the site. A total of fifteen trees of various types and sizes are proposed for removal, including a 75-inch and a 94-inch palm tree, a 75-inch pine tree and a 57-inch peach tree. A ratio of four 24-inch box replacement trees will be planted for each ordinance size tree to be removed

GENERAL PLAN CONFORMANCE

The subject site is designated Medium High Density Residential (12-25 DU/AC) on the General Plan Land Use/Transportation Diagram. The proposed project has a net density of 15 DU/AC in conformance with the site's General Plan land use designation.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and occupants of all properties located within 500 feet of the project site. Staff has been available to discuss the project with members of the public.

ANALYSIS

The primary issues discussed are (1) consistency with the Residential Design Guidelines, and (2) compatibility with surrounding development.

Consistency with the Residential Design Guidelines

The Residential Design Guidelines (RDG) provisions for rowhouse development focus on creating urban streetscapes by placing living areas along the street frontage and minimizing the impact of garages and automobiles. Other provisions relevant to this proposal include setbacks, open space, parking and architecture.

Relationship to the Street. The proposed project achieves the objectives of the RDG by orienting the living area of the residential units to the street and placing the garages at the rear of the site. The design places garage doors and paved access where they are less visible from the street and orients active living areas, windows, entrance porches and landscaped front yards to Owsley Avenue. The design improves the relationship of the dwellings to the existing neighborhood by orienting porches and entryways to the street instead of a procession of garage doors.

Perimeter Setbacks. The proposed project complies with the RDG recommendations regarding setbacks with the exception of the front setback. Staff believes that the proposed 15-foot front setback is more appropriate for this site than the RDG recommended setback of 35 feet in that 15 feet is consistent with the setbacks of the existing single-family residences on both sides Owsley Avenue. The smaller front setback allows room for garages to be placed at the rear of the site. The project provides a 30-foot interior side setback to the easterly

property line and a 70-foot rear setback to the southerly property for the three-story element, which exceed the minimum specifications of the RDG.

Open Space. A minimum of 400 square-feet of private open space per unit is provided in rear yards consistent with the recommendations of the RDG. Front yards will be landscaped. A minimum 20-foot wide landscape strip will be provided along the Lucretia Avenue frontage and the circulation driveway is set back from the project site perimeters.

Parking. The proposed project provides two covered parking spaces per unit and a total of 19 guest spaces within 150 feet of each unit in conformance with the RDG.

Architecture. The proposed building materials, wood siding, stucco and composition shingles, are consistent with existing building materials in the surrounding neighborhood. As recommended in the Guidelines, footprints of adjoining units are offset and front elevations are articulated with projections, dormers, shutters and the front porches to provide substantial variations in wall plane. Staff will continue work with the applicant at the Planned Development Permit stage to further refine building architecture.

Based on the above analysis, staff concludes that the proposed project is in substantial conformance with the Residential Design Guidelines.

Compatibility with Surrounding Development

All of the units front onto Owsley Avenue, which will continue and enhance the existing pattern of development. The proposed project density of 15 units per acre is compatible with the existing development pattern and provides a transition between the multi-family development to the south and single family attached development along Owsley Avenue. The end unit will have a side orientation to Lucretia Avenue consistent with the residential development across Owsley Avenue to the north. The units take access from a shared driveway that extends along the rear and interior side of the site from Lucretia Avenue and Owsley Avenue to provide an additional degree of separation from the adjacent residential properties. Substantial landscaping will be installed along Lucretia Avenue, which will provide a “finished” edge along the street. Staff has concluded that the proposed site plan provides optimal compatibility with existing adjacent residential uses.

Conclusion

The proposed project is in substantial conformance with the Residential Design Guidelines and will facilitate the reuse of the underutilized infill site with residential development that is compatible with surrounding uses.

RECOMMENDATION

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject rezoning for the following reasons:

1. The proposed project conforms to the General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC).
2. The proposed project will facilitate the reuse of two underutilized infill parcels with development that is compatible with surrounding uses.
3. The projects building orientation will enhance the existing residential development pattern.
4. The proposed project is in substantial conformance with the Residential Design Guidelines.